

REPORT ON TITLE and OWNERSHIP

SCHEDULE OF THE PROPERTY

ALL THAT the piece or parcel of land containing an area of **162.83 satak or 1.6283 acre or 4 Bighas 18 Cottahs 8 Chittack 9 Square feet** more or less situate lying at and being divided and demarcated portion of R.S. Dag No. 5708 (containing a total area of 134.80 satak) recorded in R.S. Khatian Nos. 2720, 2752 and 2759, R.S. Dag No. 5704/7307 (containing a total area of 10.87 satak) recorded in R.S. Khatian Nos. 2753 and 2758 and R.S. Dag No. 5708/7313 (containing a total area of 58.62 satak) recorded in R.S. Khatian Nos. 2720, 2752 and 2759 and the entire R.S Dag Nos. 5708/7312, 5708/7314, 5708/7315, 5708/7316, 5704/7311, 5704/7310 all recorded in recorded in R.S. Khatian Nos. 2720, 2752 and 2759 and R.S. Dag No. 5711/7333 recorded in R.S Khatian No. 853 together with several dwelling rooms thereat admeasuring 2200 Square feet in Mouza Ariadaha, Kamarhati, J.L. No. 1, Police Station - Belghoria (formerly Baranagar), Premises No.22, Feeder Road, Kolkata 700057, Holding No. 252/1 (formerly Holding No.252), within ward No. 10 of the Kamarhati Municipality in the District of North 24 Parganas.

OWNER OF THE SAID PROPERTY: RITZU GHOSAL

DOCUMENTS EXAMINED AND VERIFIED

- I. Court Records at Barasat Court.
- II. Court Records at Barrackpore Court.
- III. Registry Office Records at Additional Registrar of Assurances, I, II, III & IV, Kolkata.
- IV. Registry Office Records at Office of D.S.R. I, Barasat, North 24 Parganas.
- V. Registry Office Records at Office of A.D.S.R. Dum Dum.
- VI. Registry Office Records at Office of A.D.S.R. Belghoria.

PLACES AND PERIOD OF SEARCHING: Necessary searches have been conducted at:

- (i) The **Office of Registrar of Assurance I, Kolkata** for the period from 2019 to 2024 in the Index-II.
- (ii) The **Office of Registrar of Assurance II, Kolkata** for the period from 2003 to 2024 in the Index-II.
- (iii) The **Office of Registrar of Assurance III, Kolkata** for the period from 2019 to 2024 in the Index-II.

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- (iv) The **Office of Registrar of Assurance IV, Kolkata** for the period from 2015 to 2024 in the Index-II.
- (v) The **Office of District Sub-Registrar-I, Barasat, North 24-Parganas** for the period from 2002 to 2024 in the Index-II.
- (vi) The **Office of Additional District Sub Registrar Dum Dum** for the period from 2002 to 2024 in the Index-II.
- (vii) The **Office of Additional District Sub Registrar Belghoria** for the period from 2015 to 2024 in the Index-II.
- (viii) The **Court of the 1st Ld. Civil Judge Senior Division at Barasat** from 2013 to 2024 in respect of any Title Suit in the name of Ritzu Ghosal.
- (ix) The **Court of the 1st Ld. Civil Judge Senior Division at Barasat** from 2013 to 2024 in respect of any Money Suit in the name of Prabha Lifestyle Homes L.L.P.
- (x) The **Court of the 1st Ld. Civil Judge Senior Division at Barasat** from 2013 to 2024 in respect of any Money Suit against the name of Ritzu Ghosal.
- (xi) The **Court of the 1st Ld. Civil Judge Senior Division at Barasat** from 2013 to 2024 in respect of any Title Suit against the name of Prabha Lifestyle Homes L.L.P.
- (xii) The **Court of the 2nd Ld. Civil Judge Junior Division at Barrackpore** from 2013 to 2024 in respect of any Title Suit against the name of Ritzu Ghosal.
- (xiii) The **Court of the 2nd Ld. Civil Judge Junior Division at Barrackpore** from 2013 to 2024 in respect of any Title Suit against the name of Prabha Lifestyle Homes L.L.P.

My report is as follows: I have perused and considered the copies of the relevant documents and available records pertaining to the above premises and my report is as follows:

DEVOLUTION OF TITLE

THAT one Sudhanshu Ghoshal (since deceased), Aditya Ghosal (since deceased) and Ajoy Ghosal (since deceased) (the last two being the sons of Late Phani Bhushan Ghoshal) were the owners of, amongst other properties, **ALL THAT** piece and parcel of land containing an area of 344.32 Satak more or less comprised in R.S. Dag Nos. (i) 5709 containing an area of 0.0919 Acre more or less, (ii) 5710 containing an area of 0.4050 Acre more or less, (iii) 5704/7305 containing an area of 0.0600 Acre more or less, (iv) 5704/7306 containing an area of 0.0125 Acre more or less, (v) 5704/7307 containing an area of 0.0271 Acre more or less, (vi) 5704/7311 containing an area of 0.0800 Acre more or less, (vii) 5708 containing an area of 1.3481

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Acre more or less, (viii) 5708/7312 containing an area of 0.0975 Acre more or less, (ix) 5708/7313 containing an area of 0.5862 Acre more or less, (x) 5708/7314 containing an area of 0.1239 Acre more or less, (xi) 5708/7315 containing an area of 0.1637 Acre more or less, (xii) 5708/7316 containing an area of 0.0137 Acre more or less, (xiii) 5711/7319 containing an area of 0.0187 Acre more or less, (xiv) 5711/7331 containing an area of 0.1212 Acre more or less, (xv) 5711/7332 containing an area of 0.1112 Acre more or less and (xvi) 5711/7333 containing an area of 0.1825 Acre more or less all in Mouza Ariadaha Kamarhati, J.L. No.1, Police Station Belghoria (formerly Baranagar) in the District of North 24 Parganas, comprised in Municipal Holding No.252, Ward No.10, Premises No.22, Feeder Road, Calcutta - 700057 (hereinafter referred to as "the **BIGGER LOT**").

THAT the said Sudhanshu Ghoshal, who was a Hindu during his lifetime and at the time of his death and governed by the Dayabhaga School of Hindu Law, died intestate and issueless in the year 1955, leaving him surviving his brother's son namely the said Ajoy Ghosal and Aditya Ghosal as his only heirs and legal representatives, who both upon his death inherited and became entitled to his entire part or share in the Bigger Lot, absolutely. Wife of Sudhanshu Ghoshal predeceased him.

THAT the said Aditya Ghoshal, who was a Hindu during his lifetime and at the time of his death and governed by the Dayabhaga School of Hindu Law, died a bachelor and intestate on 03.11.1970 leaving him surviving his brother the said Ajoy Ghosal as his only heir and legal representative, who upon his death inherited and became entitled to his entire part or share in the Bigger Lot, absolutely.

THAT the said Ajoy Ghosal who was a Hindu during his lifetime and at the time of his death and governed by the Dayabhaga School of Hindu Law, died intestate on 9th December 2011 leaving him surviving his son namely Ritzu Ghosal (the Owner hereto) and one daughter namely (Smt.) Haimanti Pathak as his only heirs and legal representatives who both upon his death inherited and became entitled to the Bigger Lot in equal undivided shares,

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absolutely. Wife of the said Ajoy Ghoshal namely Krishna Ghosal predeceased him.

THAT by a Deed of Partition dated 20th November 2018 made between the said (Smt.) Haimanti Pathak as the Party of the First Part and the said Ritzu Ghosal as the Party of the Second Part and registered with the Additional District Sub Registrar Belghoria, 24 Parganas (North) in Book I Volume No. 1526-2018 Pages 166802 to 166830 **Being No. 152605980 for the year 2018**, the said Ritzu Ghosal was exclusively allotted **ALL THAT** piece and parcel of land containing an area 105 Cottahs 2 Chittack 26 Square Feet more or less comprised in R.S. Dag Nos. (i) 5708 containing an area of 0.3911 Acre more or less, (ii) 5704/7305 containing an area of 0.0600 Acre more or less, (iii) 5704/7306 containing an area of 0.0125 Acre more or less, (iv) 5704/7307 containing an area of 0.0271 Acre more or less, (v) 5704/7311 containing an area of 0.0800 Acre more or less, (vi) 5708/7312 containing an area of 0.0975 Acre more or less, (vii) 5708/7313 containing an area of 0.5862 Acre more or less, (viii) 5708/7314 containing an area of 0.1239 Acre more or less, (ix) 5708/7315 containing an area of 0.1637 Acre more or less, (x) 5708/7316 containing an area of 0.0137 Acre more or less, (xi) 5711/7333 containing an area of 0.1825 Acre more or less in Mouza Ariadaha Kamarhati, J.L. No.1, Police Station Belghoria (formerly Baranagar) in the District of North 24 Parganas, comprised in Municipal Holding No.252, Ward No.10, Premises No.22, Feeder Road, Kolkata - 700057 (hereinafter referred to as "**the SMALLER LOT**"), absolutely and forever.

THAT the Owner hereto and (Smt.) Haimanti Pathak were also the Owners of All That land measuring 0.15 Acre more or less comprised in R.S. Dag No. 5704/7310 containing an area of 0.1450 Acre more or less and (ii) R.S. Dag No 5708/7315 containing an area of 0.0050 acre more or less both in the said Mouza Ariadaha-Kamarhati, within the limits of Kamarhati Municipality, under Police Station Belghoria, District North 24 Parganas (hereinafter referred to as "**the 0.15 Acre Property**") having received the same by way of inheritance from their father the said Ajoy Ghosal.

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THAT by a Deed of Gift dated 31st January, 2022 and registered with Additional District Sub-Registrar at Belghoria, North 24 Parganas and recorded in Book I, Volume No.1526-2022, Pages from 41157 to 41180 Being No. 152600985 for the year 2022, the said (Smt.) Haimanti Pathak in consideration of her natural love and affection towards her brother, the said Ritzu Ghosal, granted conveyed and transferred, by way of gift, her entire one-half undivided share in the piece and parcel of land measuring about i) 14.50 satak more or less (equivalent to undivided 7.25 satak more or less) lying and situated at R.S. Dag No.5704/7310 under Khatian Nos. 2752, 2759 and 2720 and ii) 0.50 satak more or less (equivalent to undivided 0.25 satak more or less) lying and situated at R.S. Dag No.5708/7315 under Khatian Nos. 2752, 2759 and 2720 in Mouza Ariadaha - Kamarhati, Pargana Kalikata, J.L.No.1, R.S. No.12, Touzi No.173 comprised in and being part of Municipal Holding No.252/1 (formerly part of Municipal premises No.252), Premises No.22, Feeder Road, P.O. Ariadaha, Kolkata - 700057, under Ward No.10 within the limits of Kamarhati Municipality, under ADSRO Belghoria, P.S. Belghoria, North 24 Parganas, "the **0.15 Acre Property**", absolutely and forever.

THAT pursuant to the Deed of Partition dated 20th November 2018 and the Deed of Gift dated 31st January, 2022, the said Ritzu Ghosal has caused to be mutated his name in the records of the Urban Survey Office, Barrackore, Panihati Sodepur, North 24 Parganas, under the West Bengal Land Reforms Act, 1955 in respect of:

Sl.No.	L.R. Plot No.	R.S. Plot No.	Classification	Share	Area (in Decimal)
1.	5458	5704/7305	Bastu	10000	2.37
2.	5459	5704/7306	Bastu	2521	1.25
3.	5465	5704/7310	Danga	10000	14.50
4.	5466	5704/7307	Bastu	2493	2.71
5.	5469	5708/7313	Danga	10000	58.62

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6.	5470	5704/7311	Danga	10000	8.00
7.	5471	5708/7312	Danga	10000	9.75
8.	5472	5708/7316	Danga	10000	1.37
9.	5473	5708/7314	Danga	10000	12.37
10.	5474	5708/7315	Danga	10000	16.87
11.	5475	5708	Danga	2901	39.11
12.	5507	5711/7333	Danga	10000	18.25

Opinion:

I have caused necessary searches in respect of **ALL THAT** the piece or parcel of land containing an area of **162.83 satak or 1.6283 acre or 4 Bighas 18 Cottahs 8 Chittack 9 Square feet** more or less situate lying at and being divided and demarcated portion of R.S. Dag No. 5708 (containing a total area of 134.80 satak) recorded in R.S. Khatian Nos. 2720, 2752 and 2759, R.S. Dag No. 5704/7307 (containing a total area of 10.87 satak) recorded in R.S. Khatian Nos. 2753 and 2758 and R.S. Dag No. 5708/7313 (containing a total area of 58.62 satak) recorded in R.S. Khatian Nos. 2720, 2752 and 2759 and the entire R.S Dag Nos. 5708/7312, 5708/7314, 5708/7315, 5708/7316, 5704/7311, 5704/7310 all recorded in recorded in R.S. Khatian Nos. 2720, 2752 and 2759 and R.S. Dag No. 5711/7333 recorded in R.S Khatian No. 853 together with several dwelling rooms thereat admeasuring 2200 Square feet in Mouza Ariadaha, Kamarhati, J.L. No. 1, Police Station - Belghoria (formerly Baranagar), Premises No.22, Feeder Road, Kolkata 700057, Holding No. 252/1 (formerly Holding No.252), within ward No. 10 of the Kamarhati Municipality in the District of North 24 Parganas.

From the available records from the searches made in the Registry Offices being Additional Registrar of Assurances - [ARA-I (2019-2024), ARA-II (2003-2024), ARA-III (2019-2024), ARA-IV (2015-2024)] Kolkata, Dist. Sub Registrar-I, North 24 Parganas (2002-2024), Additional District Sub-Registrar Dum Dum (2002-2015), Additional District Sub-Registrar Belghoria (2015-2024), I have found several

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entries from the searches made in the above registry offices, details of which are given in a separate sheet attached herewith.

I found the entry of the Partition Deed **Being Deed No.I-152605980 for the year 2018** in the search at the Office of the Additional District Sub-Registrar Belghoria (2015-2024).

I have also found the entry of the Development Agreement Being No.I-**190403393** for the year 2022 and the Development Power Of Attorney Being No.I-**190402919** for the year 2022 in the search at the Office of the ARA-IV (2015-2024).

I have found the entry of the Gift Deed Being No. **152600985 for the year 2022** in the search at the Office of the Additional District Sub-Registrar Belghoria (2015-2024).

From the court search in the Court of the **Ld. 1st Civil Judge Senior Division** at Barasat from 2013 to 2024 in respect of any **Title Suit** in the names of Ritzu Ghosal and Prahba Lifestyle Homes LLP., it appears that there are **no Title Suits pending** against the above name.

From the court search in the Court of the **Ld. 1st Civil Judge Senior Division** at Barasat from 2013 to 2024 in respect of any **Money Suit** in the names of Ritzu Ghosal and Prahba Lifestyle Homes LLP., it appears that there are **no Money Suits pending** against the above names.

From the court search in the Court of the **Ld. 2nd Civil Judge Junior Division** at Barrackpore from 2013 to 2024 in respect of any **Title Suit** in the names of Ritzu Ghosal and Prahba Lifestyle Homes LLP., it appears that there are **no Title Suits pending** against the above names.

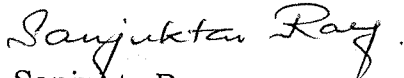
On the basis of the searches made and the copies of documents produced before me and the available records, I hereby certify that the abovementioned said property in the name of **Ritzu Ghosal** is as such free from all sorts of encumbrances, charges, liabilities, liens, lispendences of any kind whatsoever and the said property is clear, free and marketable. The Partition Deed and the subsequent Gift Deed by which the owner has acquired the property are valid and genuine.

The Urban Survey Office, Barrackore, Panihati Sodepur, North 24 Parganas, under the West Bengal Land Reforms Act, 1955 show that the name of the present owner **Ritzu Ghosal** has been recorded in the Record of Rights of the Land & Land Reforms.

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Following Receipts are enclosed:

- (i) Search Receipts from Additional Registrar of Assurances - [ARA-I (2019-2024), ARA-II (2003-2024), ARA-III (2019-2024), ARA-IV (2015-2024)] Kolkata, Dist. Sub Registrar-I, North 24 Parganas (2002-2024), Additional District Sub-Registrar Dum Dum (2002-2015), Additional District Sub-Registrar Belghoria (2015-2024) in Index-II.
- (ii) Court Search Receipts in the names of Ritzu Ghosal and Prahba Lifestyle Homes LLP. from the court of the Ld. 1st Civil Judge Senior Division at Barasat and court of the Ld. 2nd Civil Judge Junior Division at Barrackpore from 2013 to 2024 in respect of pendency of any Title Suit.
- (iii) Court Search Receipts in the names of Ritzu Ghosal and Prahba Lifestyle Homes LLP. from the court of the Ld. 1st Civil Judge Senior Division at Barasat from 2013 to 2024 in respect of pendency of any Money Suit.
- (iv) Separate Sheet with details of all entries found in the searches made in the above registry offices.


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Dated: 12/04/2024.

Encl: As above.

SANJUKTA RAY
ADVOCATE

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I have further inspected all the deeds (151 in number) as per the entries found from the various searches and after verifying the said 151 deeds my findings are as follows:

Sl. No. of the List of Deeds found.	Comments
1	Partition Deed Being Deed No.I-152605980 for the year 2018 as per our chain of Title.
2 to 8	Belongs to neighbouring plot.
9 to 17	Partition Deed as per our chain of Title (repetition).
18	Not related.
19	Gift Deed as per our chain of title.
20-21	Not related.
22-23	Belongs to neighbouring plot.
24	Not related.
25-26	Belongs to neighbouring plot.
27	Phani Bhushan Ghoshal sold this Plot in the year 1939.
28-31	Not related.
32-34	Belongs to neighbouring plot.
35	Not related.
36-40	Partition Deeds as per our chain of Title (repetition).
41-62	Not related.
63-65	Belongs to neighbouring plot.
66-68	Not related
69-70	Belongs to neighbouring plot
71	Not related.
72-74	Development Agreement as per our chain of Title.
75-77	Not related.
78	Development Agreement as per our chain of Title (repetition).
79	Not related.
80-82	Development Agreement as per our chain of Title (repetition).
83-85	Development Power of Attorney.
86-149	Either Development Agreement or Development Power of Attorney (repetition).
150	Belongs to neighbouring plot.
151	Not related.

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